



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 7, 2013

Date: Octoberber 31, 2013
Case No.: **2013.0486C**
Project Address: **750 27th Street**
Zoning: RH-1 (Residential, House – One-Family) District
40-X Height and Bulk District
Block/Lot: 6583/010
Project Sponsor: Robert Boles
Beausoleil Architects
745 Faxon Ave
San Francisco, CA 94112
Staff Contact: Casey Noel – (415) 575-9125
casey.noel@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor seeks a Conditional Use Authorization to add a second dwelling-unit within the footprint of an existing single-family dwelling. Pursuant to Planning Code Sections 209.1(f), the RH-1 District permits dwellings at a density ratio up to one dwelling unit for each 3,000 square feet of lot area, but no more than three dwelling-units per lot, if authorized as a Conditional Use by the Planning Commission. The Subject Property contains 6,270 square feet of lot area, and is thus permitted to have a density of two dwelling-units on the lot, if authorized by the Planning Commission. The project will not exceed the existing building envelope; the new unit will be created out of existing storage area and crawlspace on the first floor.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the north side of 27th Street between Diamond and Douglass Streets, Assessor's Block 6583, Lot 010 within the RH-1 (Residential House, One Family) Zoning District and 40-X Height and Bulk District. The property slopes upward from Diamond Street toward Douglass Street, and is developed with a 3,549 square-foot, semi-detached, single-family house on a double-wide lot (55' wide by 114' deep). There is a garage located at the southeast of the front elevation that can accommodate an auto parking space and a bicycle parking space.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property is located in the Noe Valley Neighborhood of the City. The surrounding properties along the north side of 27th Street vary in size, building style, siting, and construction date. The dates of construction for the properties along the north side of 27th Street range from 1916 – 1956, with all but

three properties being constructed prior to 1950. All of the properties on this block of 27th Street are Zoned RH-1 (Residential House, One-Family).

The RH-1 Districts are occupied almost entirely by single-family houses without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. In most cases the single-family character of these districts has been maintained for a considerable time.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 18, 2013	October 16, 2013	22 days
Posted Notice	20 days	October 18, 2013	October 17, 2013	21 days
Mailed Notice	20 days	October 18, 2013	October 17, 2013	21 days

PUBLIC COMMENT

- To date, the Department has not received any public correspondence regarding the project and is not aware of any opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The addition of the second dwelling-unit is fully Code-complying, with regard to parking, open space, exposure, and density.
- The Subject Property contains an existing attached garage can accommodate one standard car as well as a designated bicycle parking. Planning Code Section 155.1(d) allows a required auto parking space to be replaced with a bicycle parking space.
- The Section 311 notification was done concurrently with the Conditional Use notification.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the two dwelling-units on a property zoned RH-1 that contains 6,270 square feet of lot area (55' wide x 114' deep).

BASIS FOR RECOMMENDATION

- The project will provide one additional dwelling-unit within the existing single-family dwelling, creating two relatively affordable dwelling-units that can accommodate small families.
- The project provides a second dwelling-unit without the demolition of or significant alteration to a structure built in 1939.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The project meets all applicable requirements of the Planning Code.
- There have been no objections to this proposal from any member of the community.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photo

Project Sponsor Submittal, including:

- Site Photographs
- Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

Exhibits above marked with an "X" are included in this packet

_____CIN
Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion No. XXXXX

HEARING DATE: NOVEMBER 7, 2013

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 and 209.1(f) OF THE PLANNING CODE TO ALLOW A SECOND DWELLING-UNIT TO BE ADDED WITHIN AN EXISTING SINGLE-FAMILY DWELLING THAT IS LOCATED IN THE RH-1 (RESIDENTIAL HOUSE – ONE-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 19, 2013 Robert Boles (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 209.1(f) to allow a second dwelling-unit to be added within the footprint of an existing single-family dwelling at 750 27th Street which is located in the RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.

On November 7, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0486C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0486C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the north side of 27th Street between Diamond and Douglass Streets, Assessor's Block 6583, Lot 010 within the RH-1 (Residential House, One Family) Zoning District and 40-X Height and Bulk District. The property slopes upward from Diamond Street toward Douglass Street, and is developed with a 3,549 square-foot, semi-detached, single-family house on a double-wide lot (55' wide by 114' deep). There is a garage located at the southeast of the front elevation that can accommodate an auto parking space and a bicycle parking space.
3. **Surrounding Properties and Neighborhood.** The neighborhood surrounding the Project is Noe Valley. The surrounding properties along the north side of 27th Street vary in size, building style, siting, and construction date. The dates of construction for the properties along the north side of 27th Street range from 1916 – 1956, with all but three properties being constructed prior to 1950. All of the properties on this block of 27th Street are Zoned RH-1 (Residential House, One-Family).

The RH-1 Districts are occupied almost entirely by single-family houses without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. In most cases the single-family character of these districts has been maintained for a considerable time

4. **Project Description.** The proposal is to add a second dwelling-unit within the footprint of an existing single-family dwelling. Pursuant to Planning Code Sections 209.1(f), the RH-1 District permits dwellings at a density ratio up to one dwelling unit for each 3,000 square feet of lot area, but no more than three dwelling-units per lot, if authorized as a Conditional Use by the Planning Commission. The Subject Property contains 6,270 square feet of lot area, and is thus permitted to have a density of two dwelling-units on the lot, if authorized by the Planning Commission. The

project will not exceed the existing building envelope; the new unit will be created out of existing storage area and crawlspace on the first floor.

5. **Public Comment.** The Department has not received any public correspondence regarding the project and is not aware of any opposition to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Dwellings.** Ordinance Planning Code Section 209.1(f) states that a Conditional Use Authorization is required to establish a second dwelling-unit on a lot that provides at least 6,000 square feet of lot area in the RH-1 District.

The project sponsor seeks Conditional Use Authorization to allow a second dwelling-unit on the Subject Property, which contains approximately 6,270 square feet of lot area.

- B. **Parking.** Planning Code Section 151 requires one off-street parking space (144 square feet for a standard space; 112.5 square feet for a compact space) for each dwelling-unit. Planning Code Section 155.1(d) allows a required auto parking space to be replaced with a bicycle parking space.

The Subject Property contains an existing attached garage located at the front of the property. The garage can accommodate one standard car as well as a designated bicycle parking.

- C. **Open Space.** Planning Code Section 135 requires usable open space in the amount of 399 square feet per unit if commonly accessible open space, or 300 square feet per unit if privately accessible open space.

The Subject Property includes approximately 3,520 square feet of commonly accessible usable open space within the rear yard, while the Project only requires approximately 800 square feet of commonly accessible open space.

- D. **Exposure.** Planning Code Section 140 requires that each dwelling-unit any use district shall face on a qualifying open area. A qualifying open area can include a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or a rear yard meeting the requirements of this Code.

The proposed interior remodel results in both dwelling-units facing the public street, which complies with the exposure requirement of the Planning Code.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project would result in two dwelling-units (one (1) two-bedroom apartment and one (1) one-bedroom apartment) on a parcel measuring 6,270 square feet, which is compatible with the density in this neighborhood. The surrounding neighborhood consists of predominantly one and two-unit buildings, in the RH-1 and RH-2 Zoning Districts. The Project will be compatible with the surrounding neighborhood density by having two units on a double-wide lot. The additional dwelling unit is necessary or desirable, and is considered a more efficient use of the existing under-utilized large parcel.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

There are no proposed changes to the size and shape of any structure on the lot.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code requires two off-street parking spaces, and one standard car as well as a designated bicycle parking will be accommodated in the existing attached garage. Planning Code Section 155.1(d) allows a required auto parking space to be replaced with a bicycle parking space.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not create any noxious or offensive emissions, such as glare, dust, or odor.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

There are no proposed changes to existing conditions as they relate to landscaping, screening, open spaces, loading areas, service areas, lighting, and signage. The existing attached garage can accommodate one standard car as well as a designated bicycle parking.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4:

Locate in-fill housing on appropriate sites in established residential neighborhoods.

The Project provides new housing that would be relatively affordable to future owners or occupants, in that it is diverting the land costs over two units rather than one unit, and the interior alterations result in two modestly sized dwelling-units. There will be no changes to the lot pattern and building bulk, thus remaining consistent with the neighborhood character. Based on the existing zoning controls, which allow for two dwelling-units on this lot due to the abnormally large square footage of this RH-1 zoned lot (approximately 6,270 square feet); the Subject Property is an appropriate location for an additional dwelling-unit.

OBJECTIVE 8:

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.9:

Encourage the provision of new home ownership opportunities through new construction so that increased owner occupancy does not diminish the supply of rental housing.

The Project provides new housing through interior alterations such that the existing structure will not be demolished.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not affect any neighborhood-serving retail uses, as it is the addition of a dwelling-unit within an existing single-family dwelling.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing housing would be enhanced by the addition of a dwelling-unit within the existing structure. The neighborhood character would be protected and preserved as there are minimal alterations proposed for the existing structure. The cultural and economic diversity of the neighborhood would be preserved by creating an additional dwelling-unit on double-wide lot, in a neighborhood defined by one- and two-family dwellings.

- C. That the City's supply of affordable housing be preserved and enhanced,

This Project does not impact affordable housing, as defined in Planning Code Section 315; however, the addition of a dwelling-unit on an underutilized lot increases the supply of housing. The unit, as designed, is a modest unit and should provide relatively affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The existing attached garage can accommodate one standard car as well as a designated bicycle parking, and should thus not over burden neighborhood parking. The addition of a two-bedroom unit should not adversely affect commuter traffic or impede MUNI transit service.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The interior alterations associated with this Conditional Use Authorization require a Building Permit Application. All work proposed under Building Permit Applications is required to meet the City's Building Code, which ensures that the greatest possible preparedness will be taken to protect against injury and loss of life in an earthquake..

- G. That landmarks and historic buildings be preserved.

The subject structure is not a listed historic resource for the purposes of the California Environmental Quality Act, and there are no alterations proposed that will impact the exterior of the structure.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0486C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 19, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 7, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 7, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the establishment of a second dwelling-unit within an existing single-family dwelling that is located in the RH-1 (Residential House – One-Family) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated **April 19, 2013**, and stamped “EXHIBIT B” included in the docket for Case No. **2013.0486C** and subject to conditions of approval reviewed and approved by the Commission on **November 7, 2013** under Motion No. **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 7, 2013** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING

2. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

3. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

Parcel Map

6583

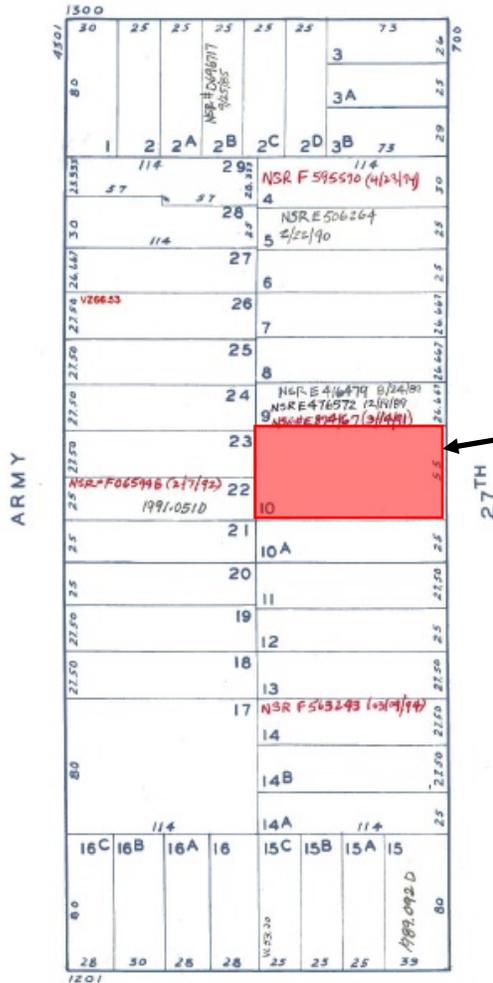
HORNERS ADDN BLK 224

LOTS	MERGED	INTO	Lot	19
27A	"	27	"29"	
17A	"	17	"48"	



~~RH-1~~
RH-1
40-X

DIAMOND



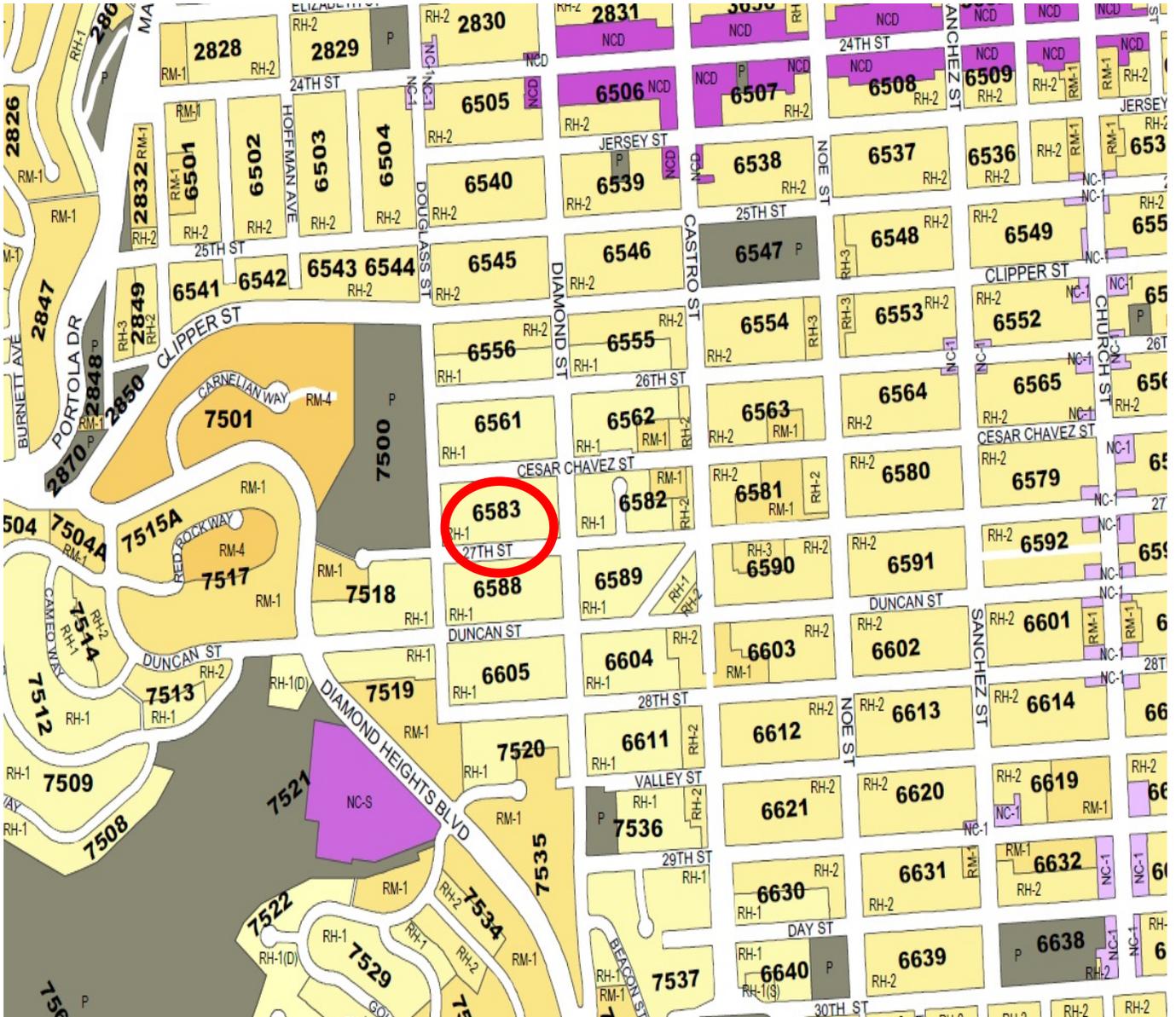
SUBJECT PROPERTY

DOUGLASS



Conditional Use Authorization Hearing
Case Number 2013.0486C
Two-Family Dwelling in RH-1
750 27th Street

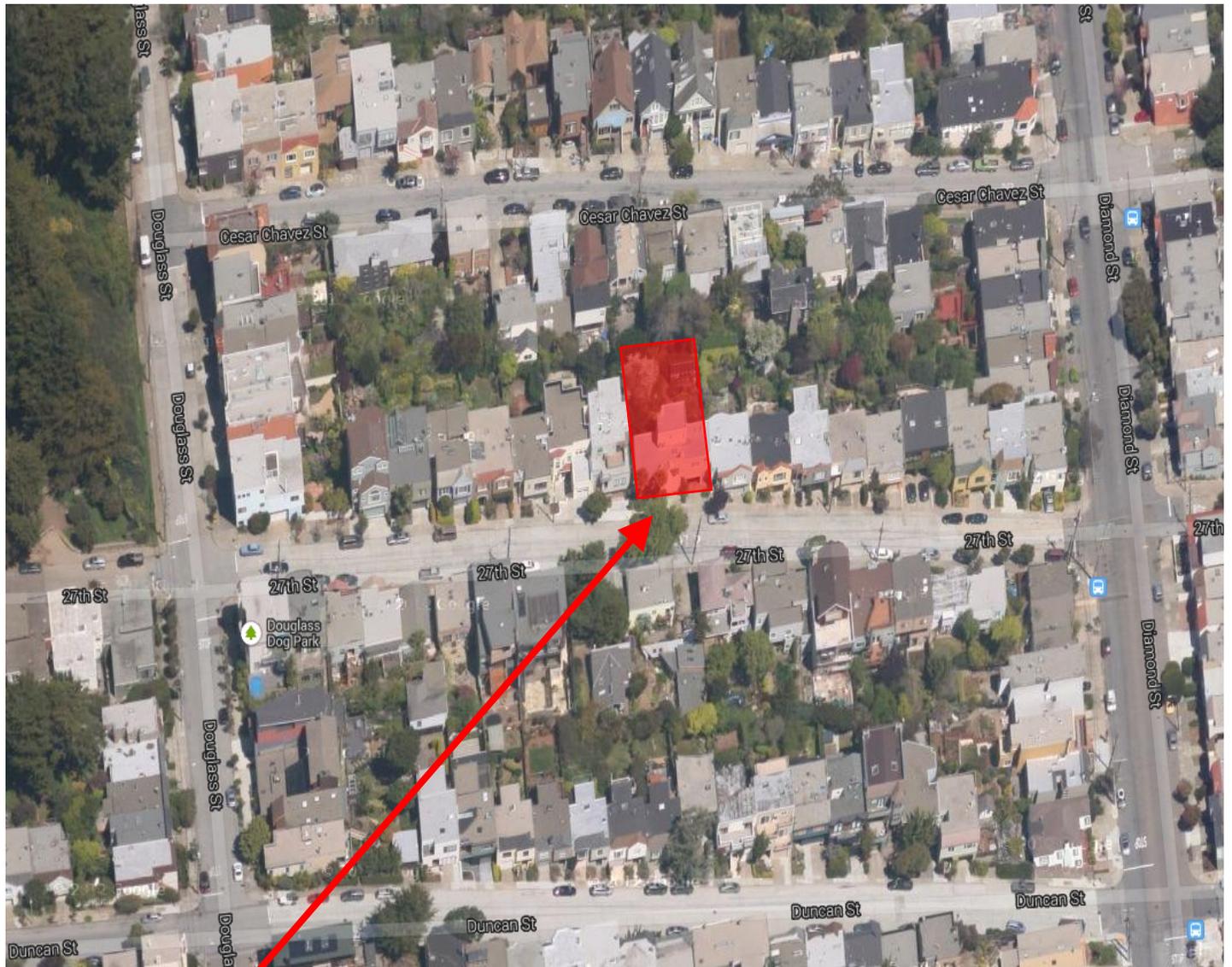
Zoning Map



Conditional Use Authorization Hearing
Case Number 2013.0486C
Two-Family Dwelling in RH-1
750 27th Street

Aerial Photo

View Looking North

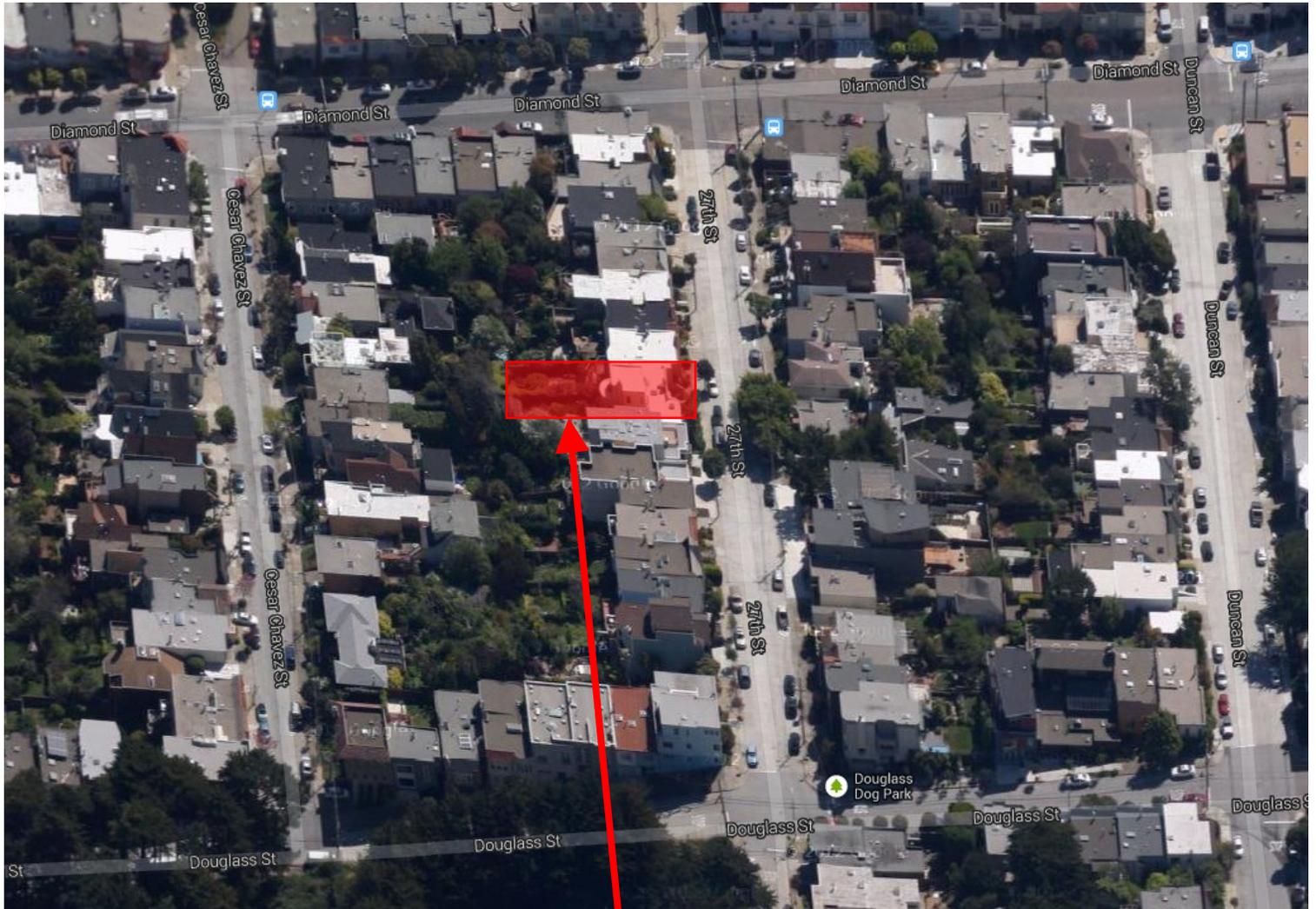


PROJECT SITE

Conditional Use Authorization Hearing
Case Number 2013.0486C
Two-Family Dwelling in RH-1
750 27th Street

Aerial Photo

View Looking East

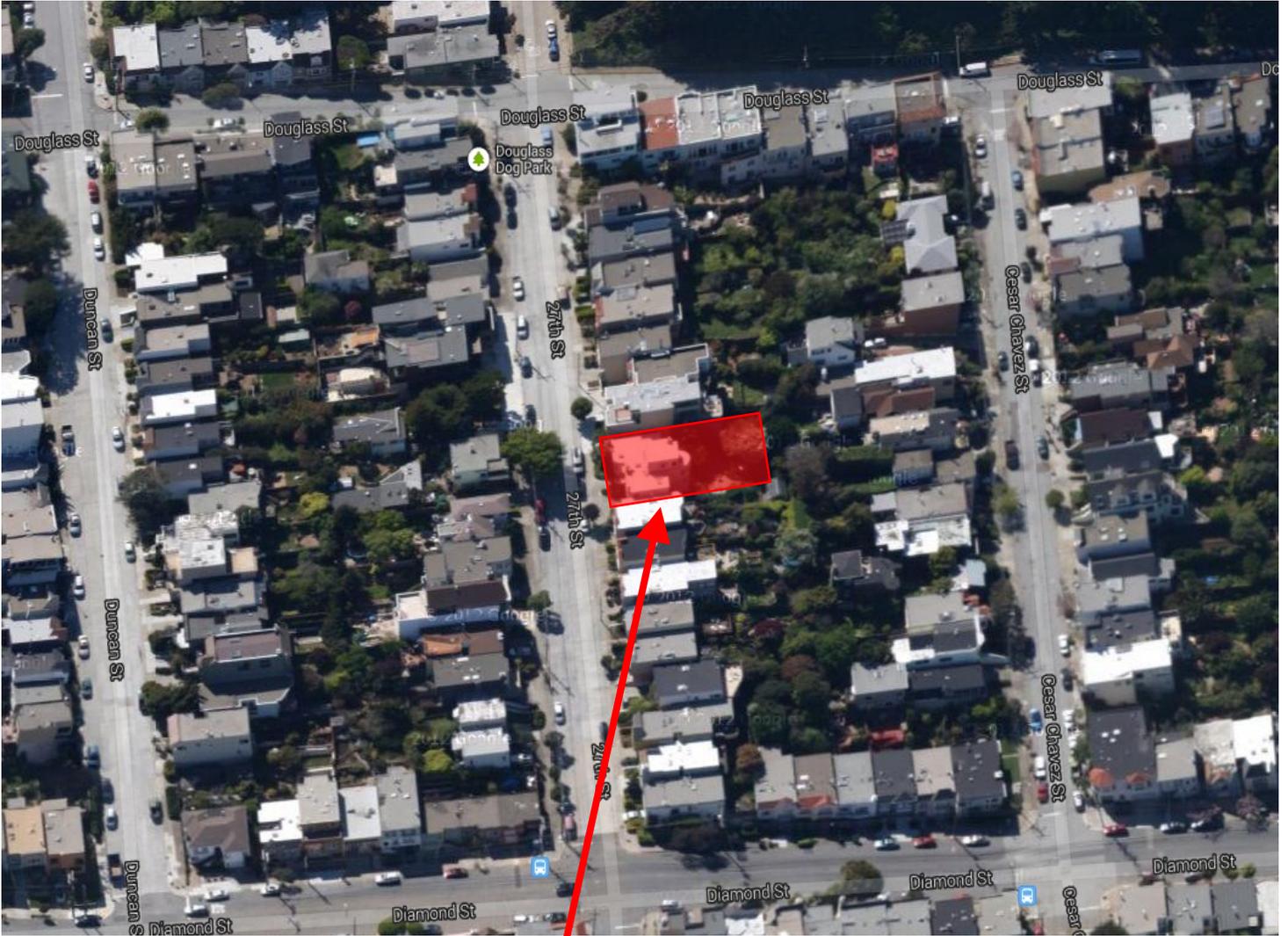


PROJECT SITE

Conditional Use Authorization Hearing
Case Number 2013.0486C
Two-Family Dwelling in RH-1
750 27th Street

Aerial Photo

View Looking West

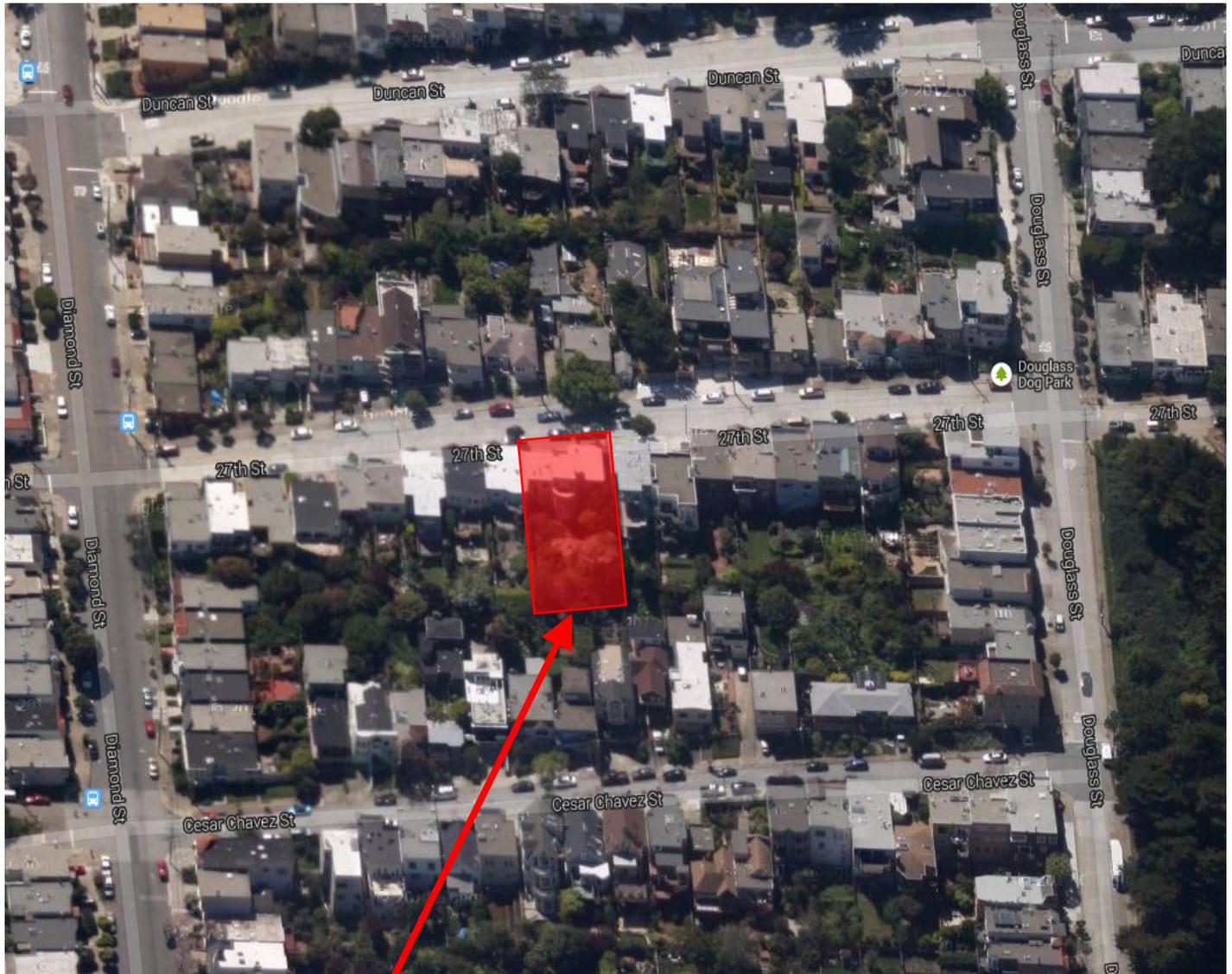


PROJECT SITE

Conditional Use Authorization Hearing
Case Number 2013.0486C
Two-Family Dwelling in RH-1
750 27th Street

Aerial Photo

View Looking South



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2013.0486C
Two-Family Dwelling in RH-1
750 27th Street

Site Photo – Subject Front



Conditional Use Authorization Hearing
Case Number 2013.0486C
Two-Family Dwelling in RH-1
750 27th Street

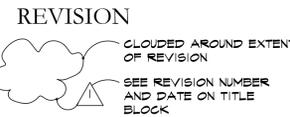
ABBREVIATIONS

⊙	AT	F.O.F.	FACE OF FINISH	PRELIM.	PRELIMINARY
⊕	APPROXIMATE	F.O.M.	FACE OF MASONRY	PTD.	PAINTED
⊖	CENTERLINE	F.O.S.	FACE OF STUDS	P.T.R.	PAPER TOWEL RECEPTACLE
⊗	DIAMETER OR ROUND	FP, R.F.	FIRE PROOFING	P.W.R.	POWER
A/E.	ARCHITECT / ENGINEER	FTG.	FOOTING	QTY.	QUANTITY
A.B.	ANCHOR BOLT	FURN.	FURNITURE	QUAL.	QUALITY
A/C.	AIR CONDITIONING	GA.	GAUGE	R.	RISER
ACOUS.	ACOUSTICAL	GALV.	GALVANIZED	R.A.	RETURN AIR
A.F.F.	ABOVE FINISHED FLOOR	GL.	GLASS	R.A.D.	RADIUS
ALUM.	ALUMINUM	GLU. LAM.	GLUE LAMINATED	RBR.	RUBBER
ALT.	ALTERNATE	GLZ.	GLAZING	R.C.	REINFORCED CONCRETE
ANGD.	ANGLED	G.S.M.	GALVANIZED SHEET METAL	R.D.	ROOF DRAIN
ARCH.	ARCHITECT (URAL)	GYP. BD.	GYPSUM BOARD	REC.	RECESSED
A.V.	AUDIO VISUAL	H.C.	HOLLOW CORE	RECEPT.	RECEPTACLE
BD.	BOARD	HOR.	HEADER	REDVD.	REDWOOD
BLDG.	BUILDING	HPAD.	HARDWOOD	REF.	REFERENCE
BLDG. STD.	BUILDING STANDARD	HPAE.	HARDWARE	REINF.	REINFORCED (D) (ING) (MENT)
BLK.	BLOCK	HGR.	HANGER	RESIL.	RESILIENT
BLKS.	BLOCKING	H.M.	HOLLOW METAL	RM.	ROOM
B.T.U.	BRITISH THERMAL UNIT	H.O.	HOLD-OPEN	RND.	ROUND
CAB.	CABINET	HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
CEM.	CEMENT	HR.	HORSEPOWER	R.A.L.	RAIN WATER LEADER
CEM. PLAS.	CEMENT PLASTER	HT.	HOT	S.D.	STORM DRAIN
CER.	CERAMIC	HT.	HEIGHT	SECT.	SECTION
CER. TILE.	CERAMIC TILE	H.W.	HOT WATER	SHT.	SHEET (ING)
C.J.	CONSTRUCTION JOINT	I.D.	INSIDE DIAMETER	SHTS.	SHEATHING
C.L.	CENTER LINE	INGAND.	INCANDESCENT	SIM.	SIMILAR
CLS.	CELING	INSUL.	INSULATION	S.M.	SQUARE METAL
CLS. HT.	CELING HEIGHT	JAN.	JANITOR	SK.	SINK
CLR.	CLEAR	J.B.	JUNCTION BOX	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	LB.	LIBRARY	SPKLR.	SPRINKLER
C.O.	CLEANOUT	LAM.	LAMINATE	SQ.	SQUARE
COL.	COLUMN	LAV.	LAVATORY	SQ.FT.	SQUARE FOOT
CONC.	CONCRETE	LB.	LOAD	SQ.IN.	SQUARE INCH
CONF.	CONFERENCE	LIB.	LIBRARY	SQ.YD.	SQUARE YARD
CONSTR.	CONSTRUCTION	LIN.	LINEN	S.S.D.	SEE STRUCTURAL DRAWINGS
CONT.	CONTINUOUS (ATION)	LOC.	LOCATION	S.ST.	STAINLESS STEEL
CONTR.	CONTRACT (OR)	LTS.	LIGHTING	STD.	STANDARD
COORD.	COORDINATE	MAN.	MANUAL	STR.	STEEL
CORR.	CORROSION	MATL.	MATERIAL	STOR.	STORAGE
CSK.	COUNTERSINK	MAX.	MAXIMUM	STRUC.T.	STRUCTURAL
CA.	COLD WATER	M.D.F.	MEDIUM DENSITY FIBERBOARD SYS.	SURF.	SURFACE
DBL.	DOUBLE	MET.	METAL	SUSP.	SUSPENDED
DBL. GLZ.	DOUBLE GLAZING	MEZZ.	MEZZANINE	T.	THERMOSTAT
DEP. CIR.	DEDICATED CIRCUIT	MFG.	MANUFACTURING	T & G.	TONGUE AND GROOVE
DEMO.	DEMOLITION	MFR.	MANUFACTURER	TEL.	TELEPHONE
DET.	DETAIL	MIN.	MINIMUM	TEMP.	TEMPERATURE
D.F.	DRINKING FOUNTAIN	MISC.	MISCELLANEOUS	THK.	THICKNESS
DM.	DIMENSION	MLWK.	MILLWORK	TK. BD.	TACK BOARD
DN.	DOWN	MTD.	MOUNTED	TMFD. GL.	TEMPERED GLASS
DS.	DOWNSPOUT	MTS.	MOUNTING	TRYP.	TYPICAL
DW.	DISHWASHER	MTL.	METAL	U.O.N.	UNLESS OTHERWISE NOTED
DWG.	DRAWING	MULL.	MULLION	UR.	URINAL
DWR.	DRAWER	N.A.	NOT APPLICABLE	UTIL.	UTILITY
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	V.C.T.	VINYL COMPOSITION TILE
EA.	EACH	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
EL.	ELEVATION	O.C.	ON CENTER	VEST.	VESTIBULE
ELEC.	ELECTRICAL	O.D.	OUTSIDE DIMENSION	V.I.F.	VERIFY IN FIELD
ELEV.	ELEVATOR	OFF.	OFFICE	VIN.	VINYL
ENCL.	ENCLOSURE	OPP.	OPPOSITE	VNR.	VENEER
EQ.	EQUAL	OPT.	OPTIONAL	VOL.	VOLUME
EQUIP.	EQUIPMENT	P.A.	PUBLIC ADDRESS	W.	WASHER
EQUIV.	EQUIVALENT	PERP.	PERPENDICULAR	W/O.	WITHOUT
EST.	ESTIMATE	P.L.	PROPERTY LINE	W.C.	WATER CLOSET
EXIST.	EXISTING	PLAM.	PLASTIC LAMINATE	WOOD.	WOOD
EXP.	EXPANSION	PLB.	PLUMBING	WIN.	WINDOW
EXT.	EXTERIOR	PLYND.	PLYWOOD	W.F.	WIDE FLANGE
F.D.	FLOOR DRAIN	PNL.	PANEL	W.R.	WATER RESISTANT
FDN.	FOUNDATION	PNT.	PAINT	W.S.C.T.	WAINSCOT
F.E.G.	FIRE EXTINGUISHER CABINET	POL.	POLISHED	WT.	WEIGHT
F.H.C.	FIRE HOSE CABINET	FR.	FAIR	WTR.	WATER
FIN.	FINISH	FREFAB.	PREFABRICATED	WTRPROOF.	WATERPROOF
FIN. FL.	FINISH FLOOR	FREFIN.	PREFINISHED		
FLR.	FLOOR (ING)				
F.O.C.	FACE OF CONCRETE				

SYMBOLS



SECTION / ELEVATION



AREA IDENTIFICATION



WORK POINTS



GENERAL NOTES

22. SUBCONTRACTOR SUBMITTALS: CONTRACTORS FOR ELECTRICAL, PLUMBING, FIRE PROTECTION AND HVAC WORK SHALL SUBMIT DRAWINGS, SPECIFICATIONS, CALCULATIONS, APPLICATIONS, ETC., AS REQUIRED BY THE BUILDING DEPARTMENT FOR PERMITS AND APPROVALS PRIOR TO STARTING THEIR WORK. A COPY OF ALL SUBCONTRACTOR PLANS SHALL BE SUBMITTED TO THE PROJECT ARCHITECT FOR REVIEW PRIOR TO STARTING WORK. SUBCONTRACTORS SHALL PAY FOR ALL INSURANCE, PERMITS, FEES, LICENSES, SALES TAX, LABOR, MATERIALS, TOOLS, EQUIPMENT AND SCAFFOLDING AS NECESSARY TO COMPLETE THEIR RESPECTIVE SUBCONTRACT AGREEMENT.

23. SCOPE OF WORK: THESE PLANS ILLUSTRATE THE NATURE AND SCOPE OF WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. ALL WORK SPECIFIED AND/OR IMPLIED IN THESE PLANS, ALL APPENDIX, CHANGE ORDERS, FIELD ORDERS AND SHOP DRAWINGS SHALL BE A PART OF THE CONTRACTORS AGREEMENT. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

24. DISCREPANCIES: DISCREPANCIES BETWEEN DRAWINGS AND/OR SPEC'S SHALL BE REFERRED TO THE PROJECT ARCHITECT FOR CLARIFICATION BEFORE STARTING THE AFFECTED WORK.

25. DIMENSIONS: PORTIONS OF THE PLANS ARE NOT DRAWN TO EXACT SCALE AND BLUEPRINTS ARE NOT EXACT REPRODUCTIONS OF THE DRAWINGS. DIMENSIONS MARKED "N.T.S." (NOT TO SCALE) ARE SUBSTANTIALLY DIFFERENT FROM THE SCALE OF THE DRAWING. DO NOT SCALE OFF OF THE DRAWINGS. USE THE DIMENSIONS SHOWN. ALL WINDOW DOOR AND CABINET SIZES SHOWN ARE NOMINAL. CHECK WITH MANUFACTURER FOR EXACT GLAZING AND ROUGH OPENING SIZES OF DOORS AND WINDOWS.

26. STRUCTURAL ENGINEER OBSERVATIONS: SITE VISITS AND OBSERVATIONS OF THE CONSTRUCTION SHALL BE CONDUCTED BY THE STRUCTURAL ENGINEER AT THE TIMES INDICATED BELOW PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED AT LEAST (2) WORKING DAYS PRIOR TO EACH INSPECTION.

- a.) FOUNDATION EXCAVATION, FORMS & REINFORCING JUST BEFORE PLACEMENT OF CONCRETE.
- b.) FIRST FLOOR FRAMING PRIOR TO INSTALLATION OF FLOOR SHEATHING.
- c.) ROOF FRAMING & SHEATHING NAILING PRIOR TO INSTALLATION OF ROOFING.
- d.) FLOOR & WALL FRAMING & SHEATHING BEFORE FINAL FRAMING INSPECTION BY CITY.

27. SPECIAL INSPECTIONS: SITE VISITS AND INSPECTIONS OF THOSE PORTIONS OF THE CONSTRUCTION LISTED BELOW SHALL BE CONDUCTED BY AN APPROVED SPECIAL INSPECTION AND TESTING AGENCY PER CALIFORNIA BUILDING CODE CHAPTER 17, AND IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS. THE SPECIAL INSPECTOR SHALL BE NOTIFIED AT LEAST (24) HOURS PRIOR TO EACH INSPECTION AND SPECIAL INSPECTIONS SHALL BE CONDUCTED PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. SPECIAL INSPECTOR SHALL SUBMIT ALL WRITTEN NOTIFICATIONS, REPORTS, STATEMENTS AND FORMS REGARDING THEIR WORK TO THE BUILDING DEPARTMENT PER THE SIGNED STATEMENT OF SPECIAL INSPECTIONS.

28. INSURANCE: CONTRACTOR SHALL OBTAIN SUCH INSURANCE COVERAGE AS IS REQUIRED BY THE OWNERS AND REGULATORY AUTHORITIES. THE COST OF SAID INSURANCE SHALL BE INCLUDED IN HIS BID.

29. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE SUBMITTED IN DUPLICATE, FIRST TO GENERAL CONTRACTOR, THEN TO ARCHITECT, SUBSEQUENT TO ARCHITECT'S REVIEW. THEY SHALL BE REVISED AND/OR RESUBMITTED, AS INDICATED.

30. BUILDING COMMISSIONING AND OPERATIONS MANUAL: AFTER CONSTRUCTION, CONTRACTOR SHALL TEST ALL BUILDING SYSTEMS FOR PROPER OPERATION, ADJUST SYSTEMS AS NECESSARY, AND SHALL PROVIDE AN OPERATION AND MAINTENANCE MANUAL, INCLUDING EDUCATIONAL MATERIALS, OPERATIONS AND MAINTENANCE MANUALS FOR EQUIPMENT, LANDSCAPE MAINTENANCE INFORMATION, RECYCLING OPPORTUNITIES, PUBLIC TRANSPORTATION OPTIONS, ENERGY INCENTIVE PROGRAMS, AND SPECIAL INSPECTION REPORTS SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR SHALL EXPLAIN AND DEMONSTRATE THE OPERATION OF THE BUILDING SYSTEMS TO THE OCCUPANT OR OWNER.

1. ALL CONSTRUCTION WORK SHALL CONFORM ALL LOCAL AND STATE CODES, INCLUDING 2010 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, AND ENERGY CODES WITH 2010 SAN FRANCISCO AMENDMENTS, AS WELL AS THE CALIFORNIA HOUSING CODE WITH 2007 SAN FRANCISCO AMENDMENTS.

2. UNLESS OTHERWISE AGREED THE A.I.A. DOCUMENT #A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", CURRENT EDITION IS HEREIN INCORPORATED IN THE CONSTRUCTION DOCUMENTS.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL, PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.

4. ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITIES FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

5. ALL WORK LISTED, SHOWN, OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.

6. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE PLANS, ALL APPENDIX, CHANGE ORDERS, FIELD ORDERS AND SHOP DRAWINGS SHALL BE A PART OF THE CONTRACTORS AGREEMENT. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

7. DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REFERRED TO THE PROJECT ARCHITECT FOR CLARIFICATION BEFORE STARTING THE AFFECTED WORK.

8. THE CONTRACTOR SHALL OBTAIN SUCH INSURANCE COVERAGE AS IS REQUIRED BY THE OWNERS AND REGULATORY AUTHORITIES. THE COST OF SAID INSURANCE SHALL BE INCLUDED IN HIS/HER BID.

9. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.

10. EXAMINATION OF THE SITE AND PORTIONS THEREOF, WHICH WILL AFFECT THIS WORK, SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF/HERSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE/SHE SHALL, AT SUCH TIME, ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS/HER WORK.

11. THE CONTRACTOR OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK ACCORDINGLY.

12. ELECTRICAL, PLUMBING, AND H.V.A.C. ENGINEERING SHALL BE DESIGN/BUILD AND SELECTED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ELECTRICAL, PLUMBING, AND H.V.A.C. DRAWINGS, AND REPORT TO THE ARCHITECT OR OWNER ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COST INCURRED DUE TO LACK OF PROPER COORDINATION.

13. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AND EXISTING AREAS IN OR OUTSIDE THE JOB SITE. THE CONTRACTOR SHALL LEAVE ALL AREAS AFFECTED CLEAN AND FREE OF ALL DEBRIS IN AN ORDERLY MANNER READY FOR MOVE IN. ANY DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.

14. MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.

15. GENERAL CONTRACTOR SHALL REVIEW AND SUBMIT FINISH SAMPLES, CUT SHEETS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE SAMPLES OF ALL FINISHES, INCLUDING BUT NOT LIMITED TO, PAINTS, STAINS, BASE, FLOOR COVERINGS, LAMINATES, MILLWORK FINISHES, ETC.

16. ALL HORIZONTAL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF STUD, OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISH FLOOR LEVELS OR TOPS OF FLATES, AS NOTED. VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED. SHOULD THERE BE ANY DISCREPANCIES IMMEDIATELY REPORT TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS.

17. THESE DRAWINGS AND RELATED COMPUTER FILES AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF BEAUSOLEIL ARCHITECTS. NO REVISIONS, REPRODUCTIONS OR USE OF THESE DOCUMENTS IN ANY WAY SHALL BE MADE WITHOUT THE CONSENT OF BEAUSOLEIL ARCHITECTS. COPYRIGHT (2012) BY BEAUSOLEIL ARCHITECTS, SAN FRANCISCO, CALIFORNIA.

18. CAL GREEN COMPLIANCE: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

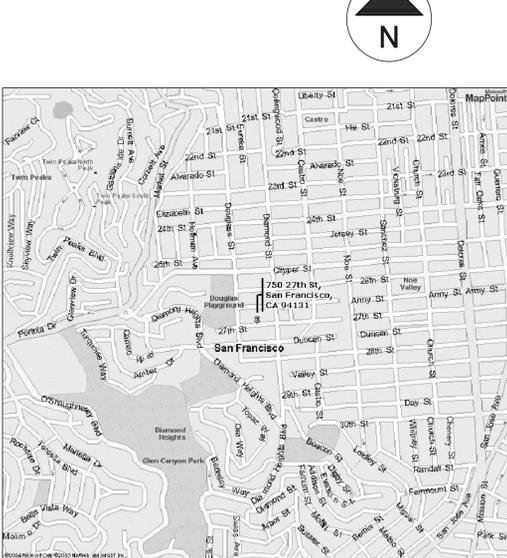
19. VERIFICATION OF COMPLIANCE WITH CAL GREEN REQUIREMENTS MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BULDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

20. COPYRIGHTS: THESE DRAWINGS AND RELATED COMPUTER FILES AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF BEAUSOLEIL ARCHITECTS. NO REVISIONS, REPRODUCTIONS OR USE OF THESE DOCUMENTS IN ANY WAY SHALL BE MADE WITHOUT THE CONSENT OF BEAUSOLEIL ARCHITECTS. COPYRIGHT (2012) BY BEAUSOLEIL ARCHITECTS, SAN FRANCISCO, CA.

DRAWING INDEX

- ARCHITECTURE**
- A0 COVER SHEET
 - A1 SITE, ROOF AND DEMOLITION PLANS
 - A2 FLOOR PLANS
 - A3.1 EXISTING ELEVATIONS
 - A3.2 PROPOSED ELEVATIONS

LOCATION MAP



PROJECT TEAM

OWNERS	PHONE	FAX
JEFF PARKER AND JIM COLLINS 750 21TH STREET SAN FRANCISCO, CA	415.641.9141	
ARCHITECT		
ROBERT AND CHRISTINE BOLES BEAUSOLEIL ARCHITECTS 745 FAXON AVENUE SAN FRANCISCO, CA 94112	415.587.2004	415.587.1853

PROJECT DATA

BUILDING CODE:	2010 CALIFORNIA BUILDING CODE
BLOCK/LOT#:	6583/010
OCCUPANCY GROUP:	R-3, U-1
CURRENT USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	TWO RESIDENTIAL UNITS
ZONING:	RH-1, 40-X
BUILDING TYPE:	V-B
LOT AREA:	6270 SQ. FEET
PROJECT DESCRIPTION:	PROJECT CONSISTS OF INTERIOR REMODELING AT GARAGE LEVEL TO CREATE A NEW SECOND INDEPENDENT LIVING UNIT WITHIN EXISTING BUILDING ENVELOPE. SITE IMPROVEMENTS INCLUDE NEW EXTERIOR STAIR AND LANDING.

AREA CALCULATIONS

	EXISTING AREA	TOTAL PROPOSED AREA
FIRST FLOOR	1603 S.F.	1603 S.F.
SECOND FLOOR	1603 S.F.	1603 S.F.
THIRD FLOOR	348 S.F.	348 S.F.
TOTAL FLOOR AREA	3554 S.F.	3554 S.F.

Submittal:
NEIGHBORH'D. REVIEW 3.11.13
C.U.P. APPLICATION 4.19.13

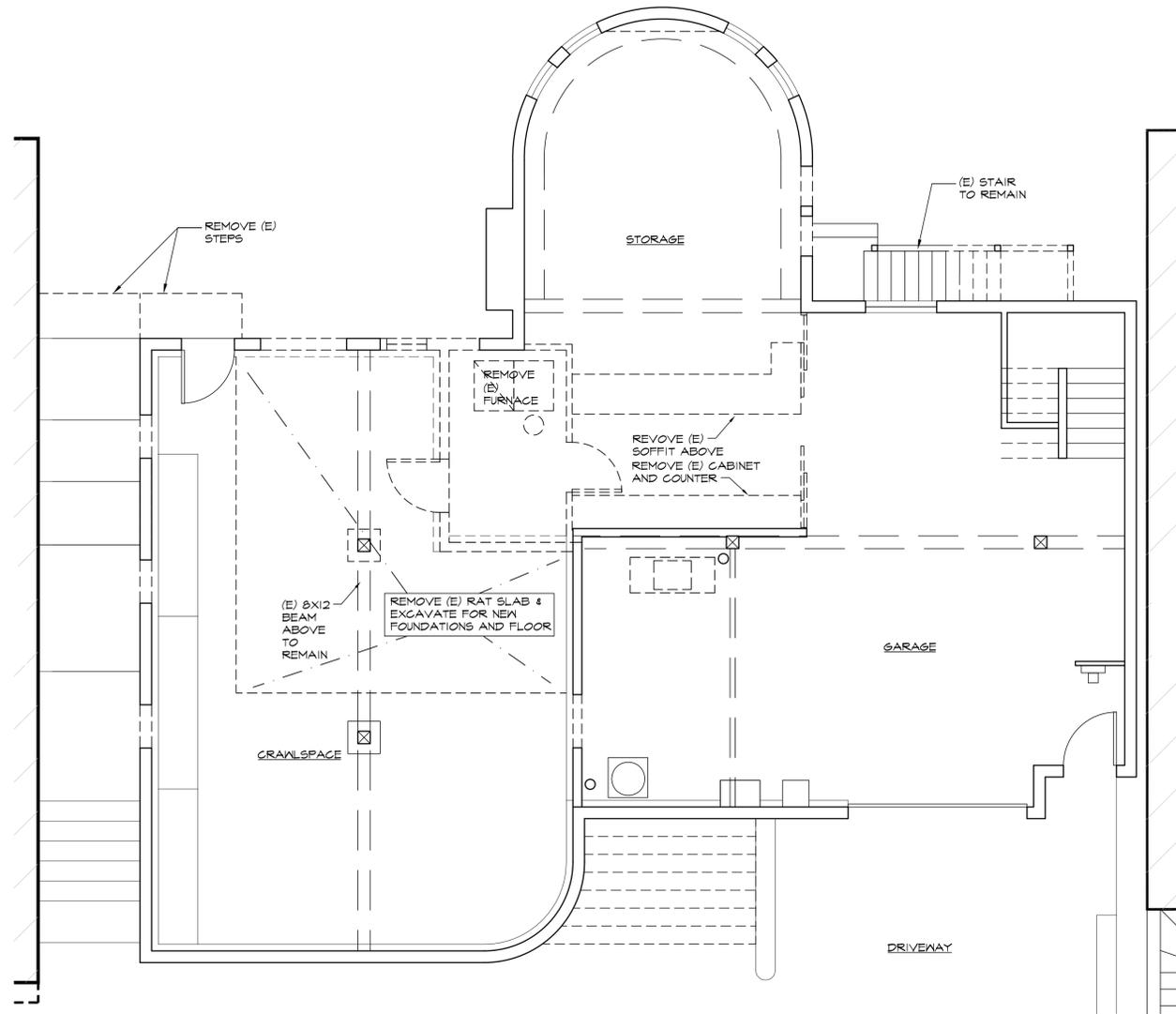
Parker - Collins Residence
New Residential Unit
750 27th Street
San Francisco, CA



Sheet Title
Coversheet

Scale	AS NOTED
Project No.	0131
Date	12.3.01
Drawn By	dan
Sheet No.	

A0

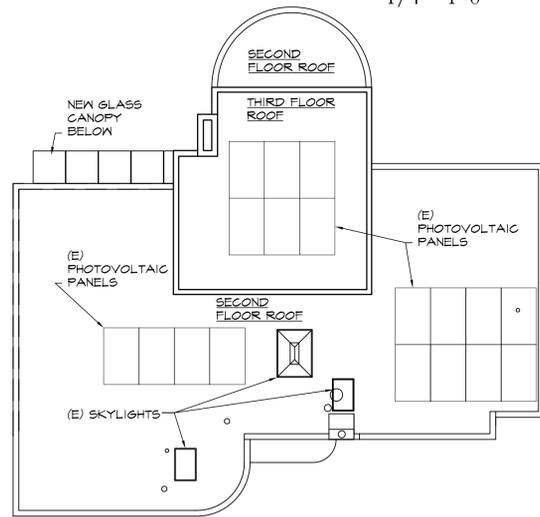


3 First Floor Demolition Plan

1/4"=1'-0"

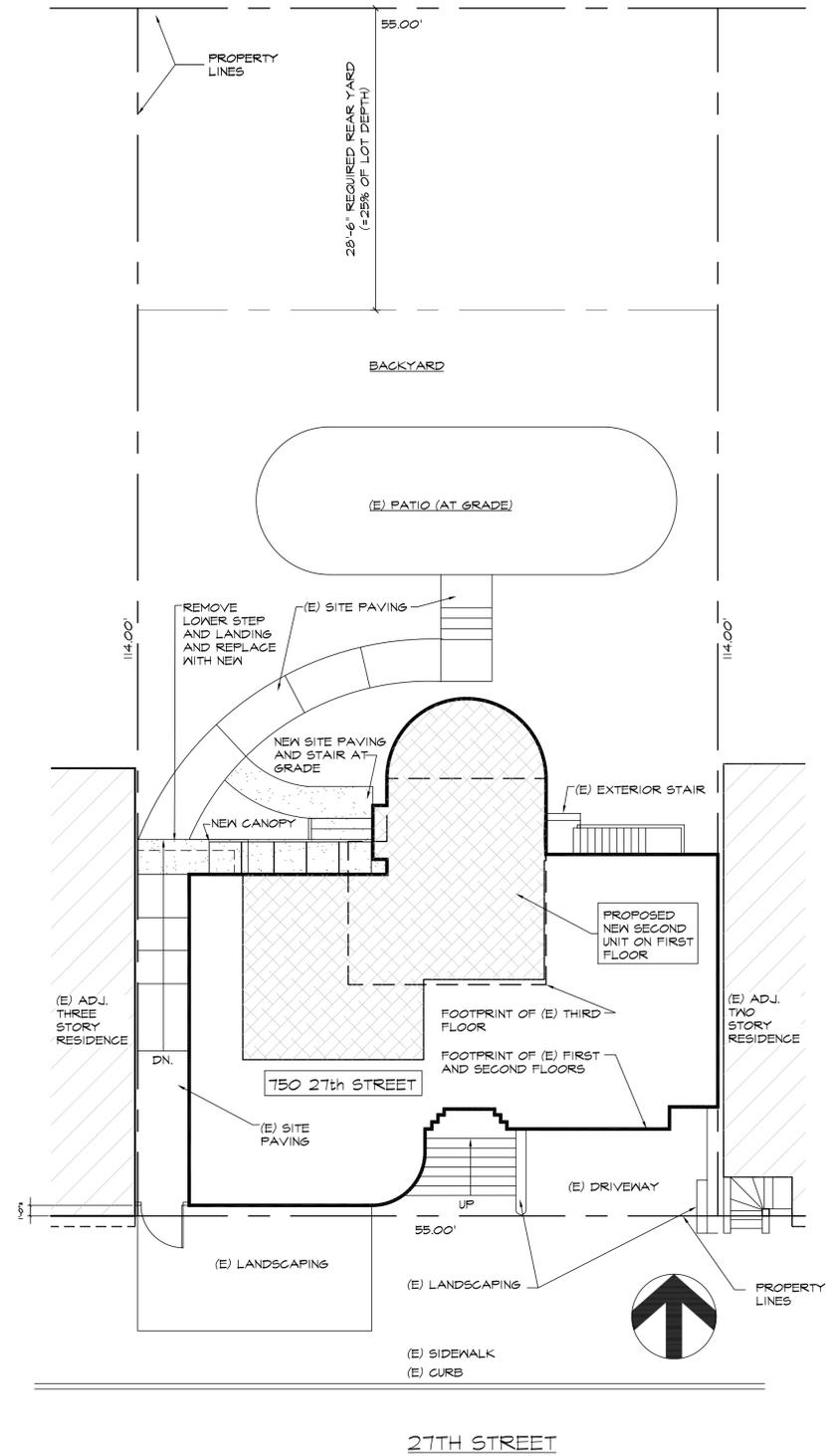
LEGEND AND NOTES

- EXISTING CONSTRUCTION TO REMAIN
- - - EXISTING CONSTRUCTION TO BE REMOVED
- - - ELEMENT ABOVE
- # KEY NOTE REFERENCE



2 Roof Plan

1/8"=1'-0"



1 Site Plan

1/8"=1'-0"

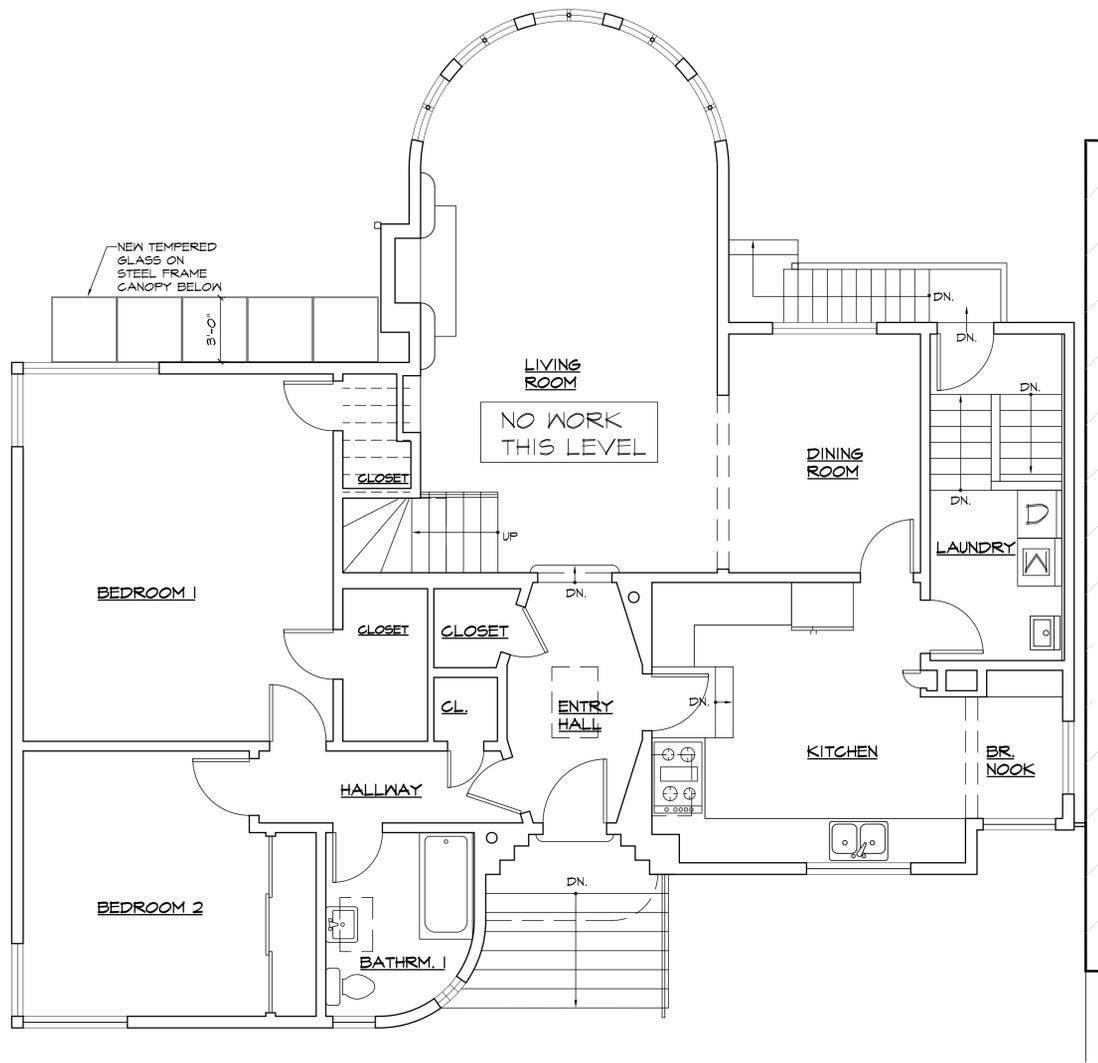
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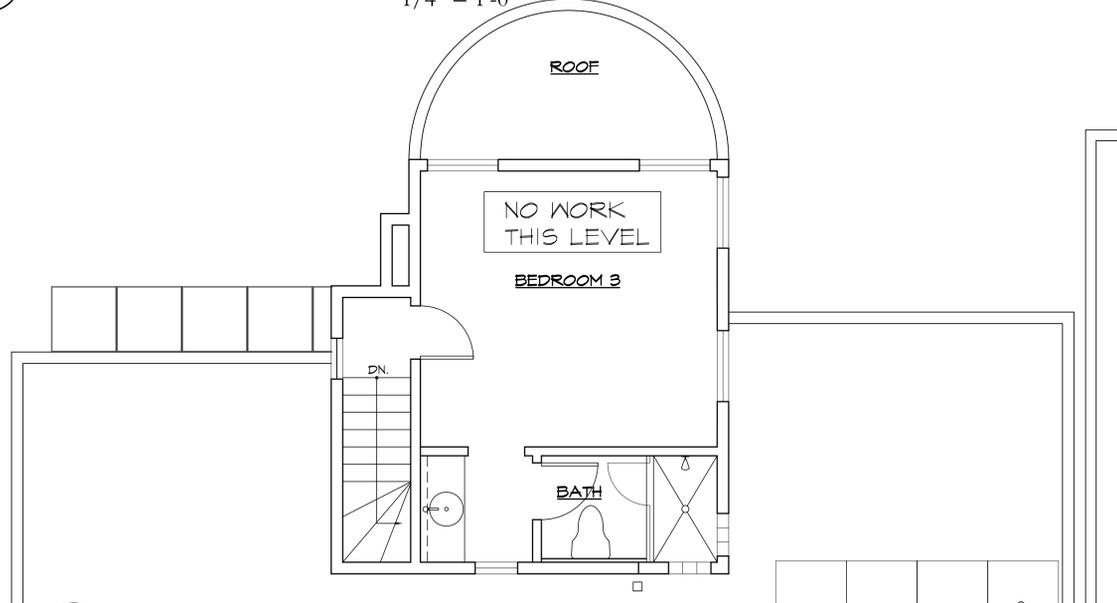
Sheet Title
 SITE, ROOF
 AND
 DEMOLITION
 PLANS

Scale AS NOTED
 Project No. 1207
 Date 3.6.13
 Drawn By RB/CB
 Sheet No.



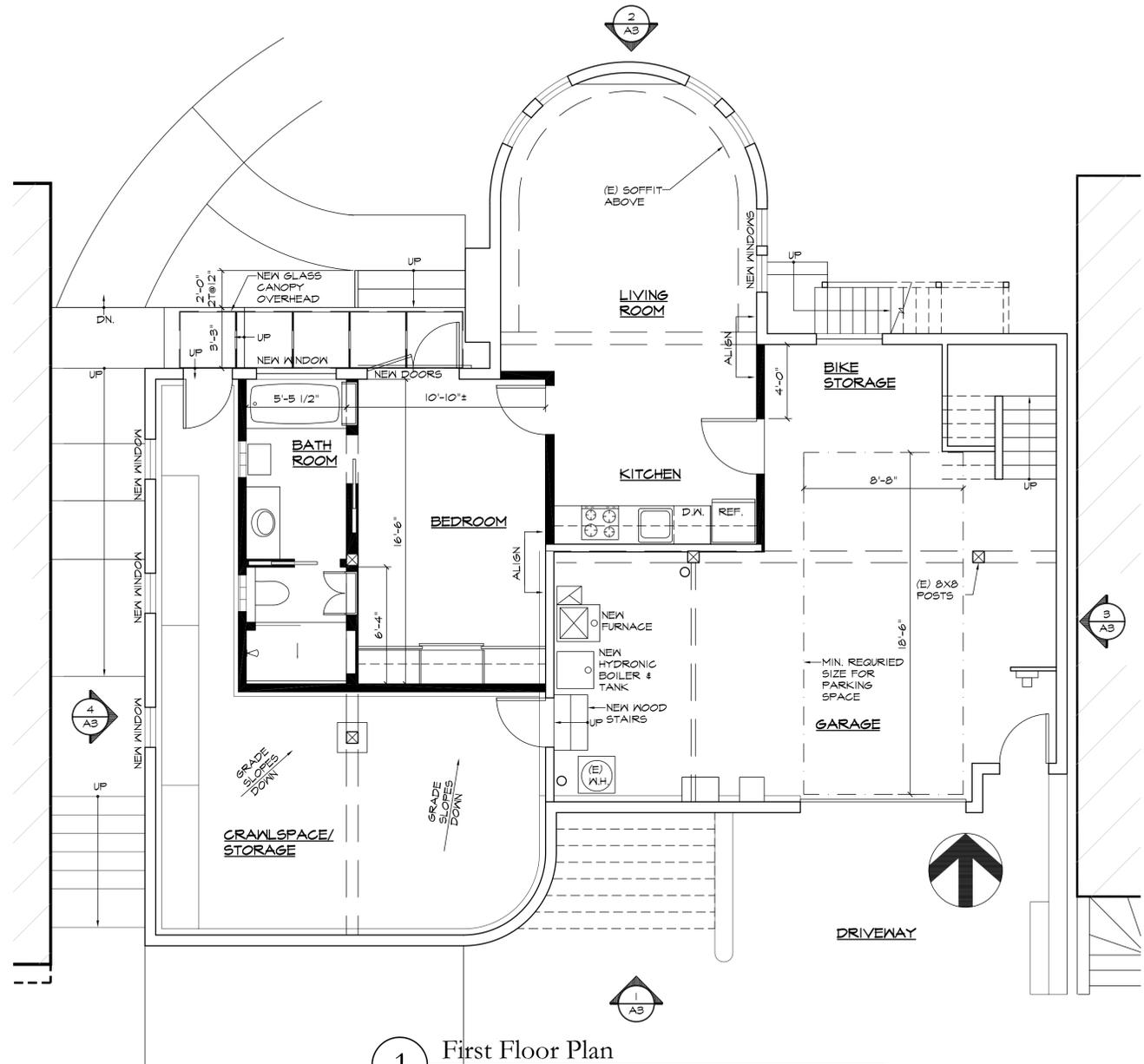
2 Second Floor Plan

1/4" = 1'-0"



3 Third Floor Plan

1/4" = 1'-0"



1 First Floor Plan

1/4" = 1'-0"

FLOOR PLAN SYMBOLS / LEGEND

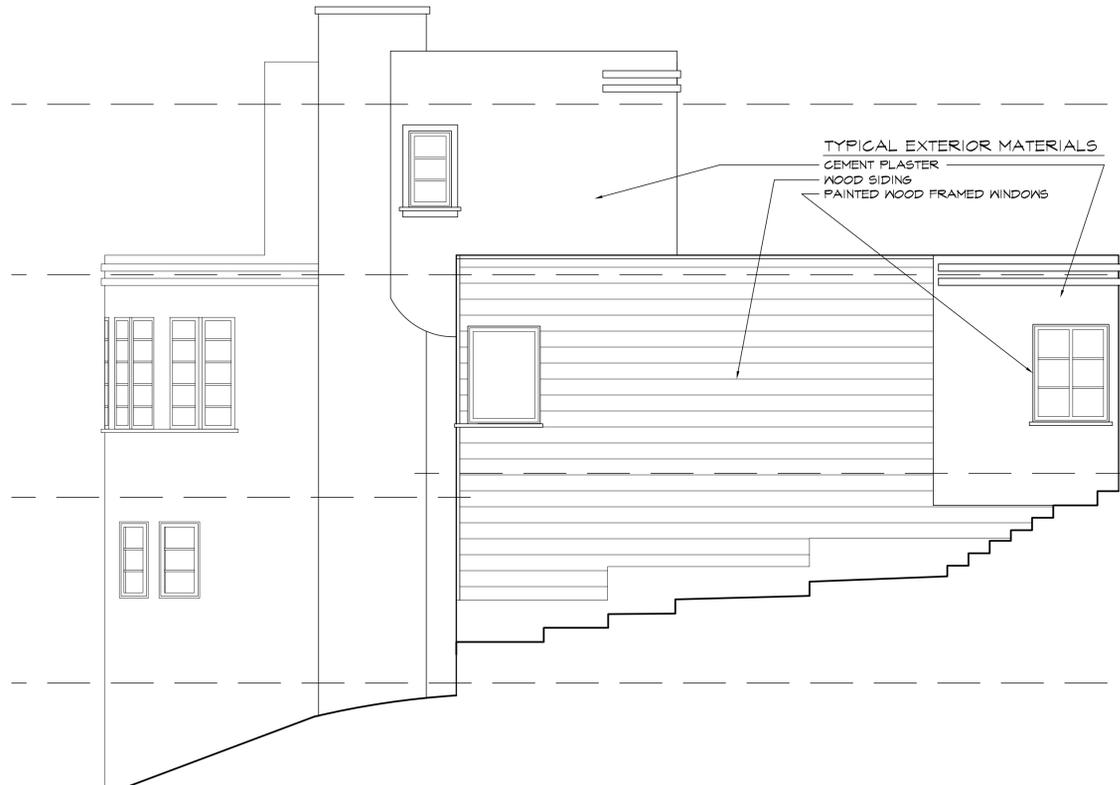
- (E) CONSTRUCTION TO REMAIN.
- (N) CONSTRUCTION.
- UPPER CABINET LINE.

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 C.U.P. APPLICATION 4.19.13

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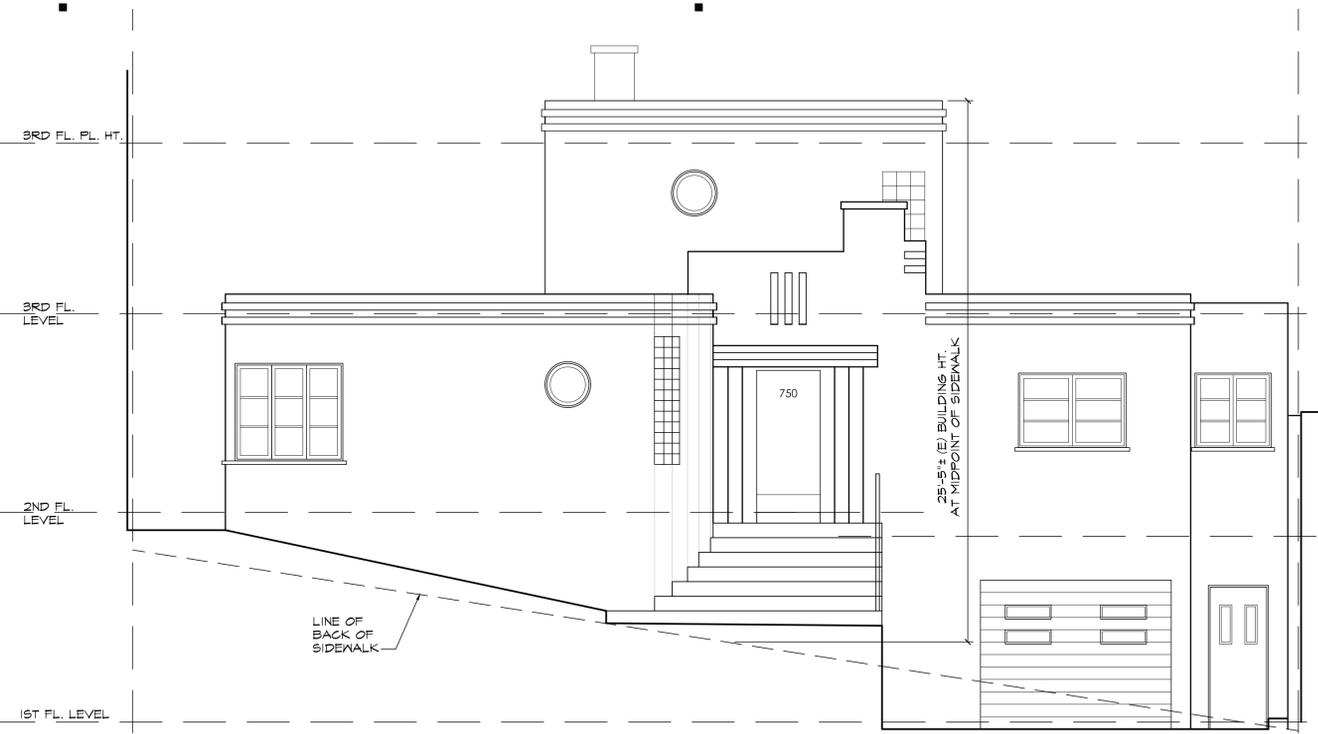


Sheet Title
 FLOOR PLANS
 Scale 1/4" = 1'-0"
 Project No. 1207
 Date 3.6.13
 Drawn By RB/CB
 Sheet No.



3 West Elevation

1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"

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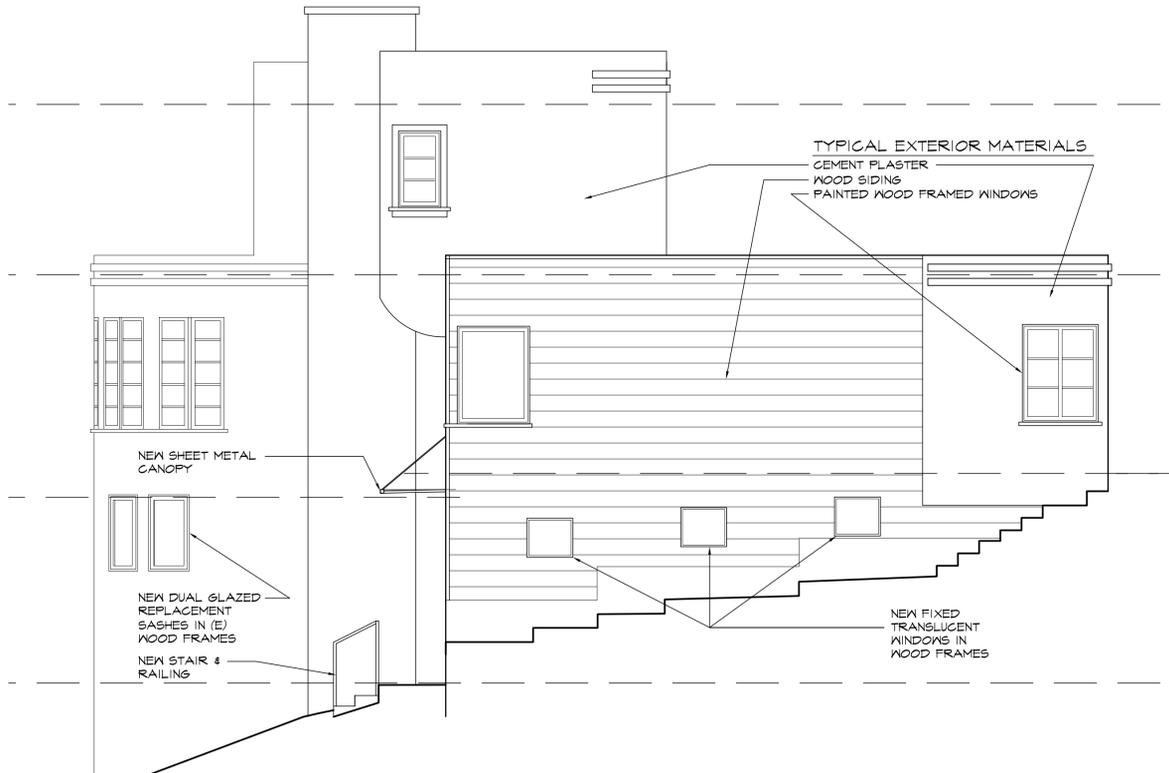
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Sheet Title
 EXISTING
 EXTERIOR
 ELEVATIONS

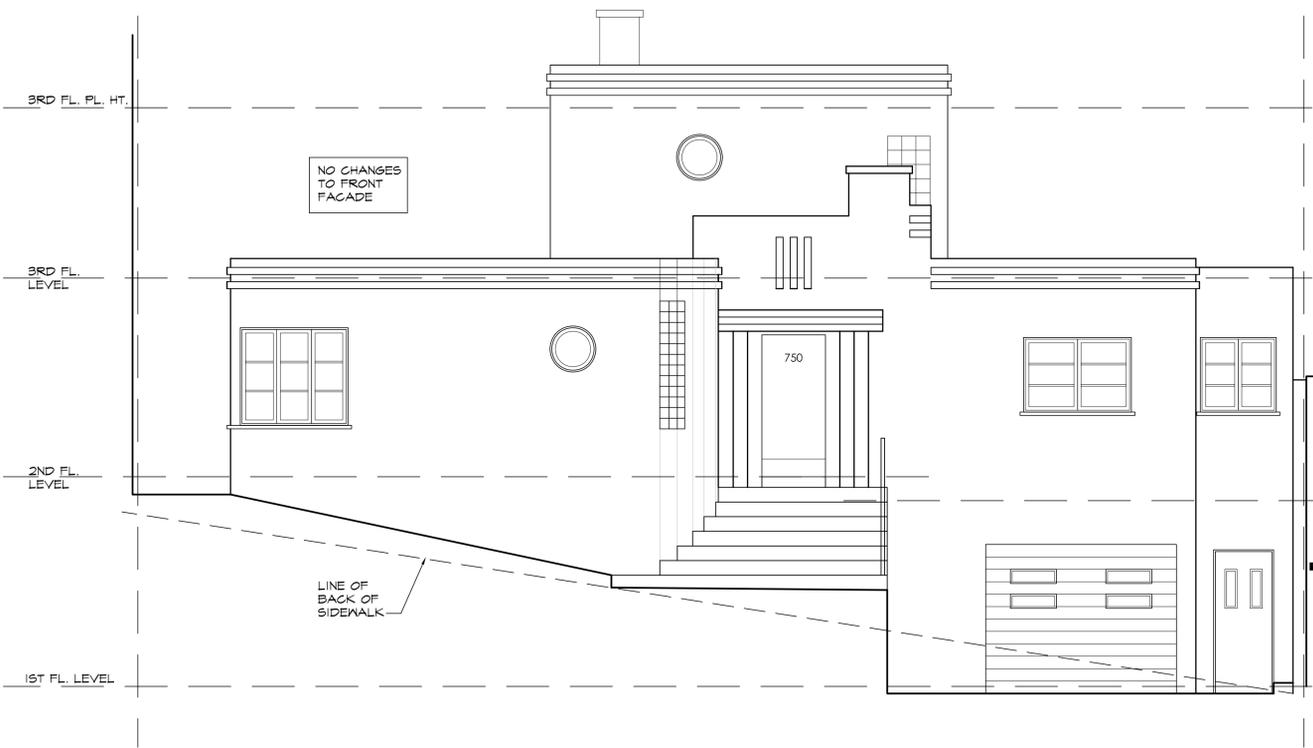
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A3.1



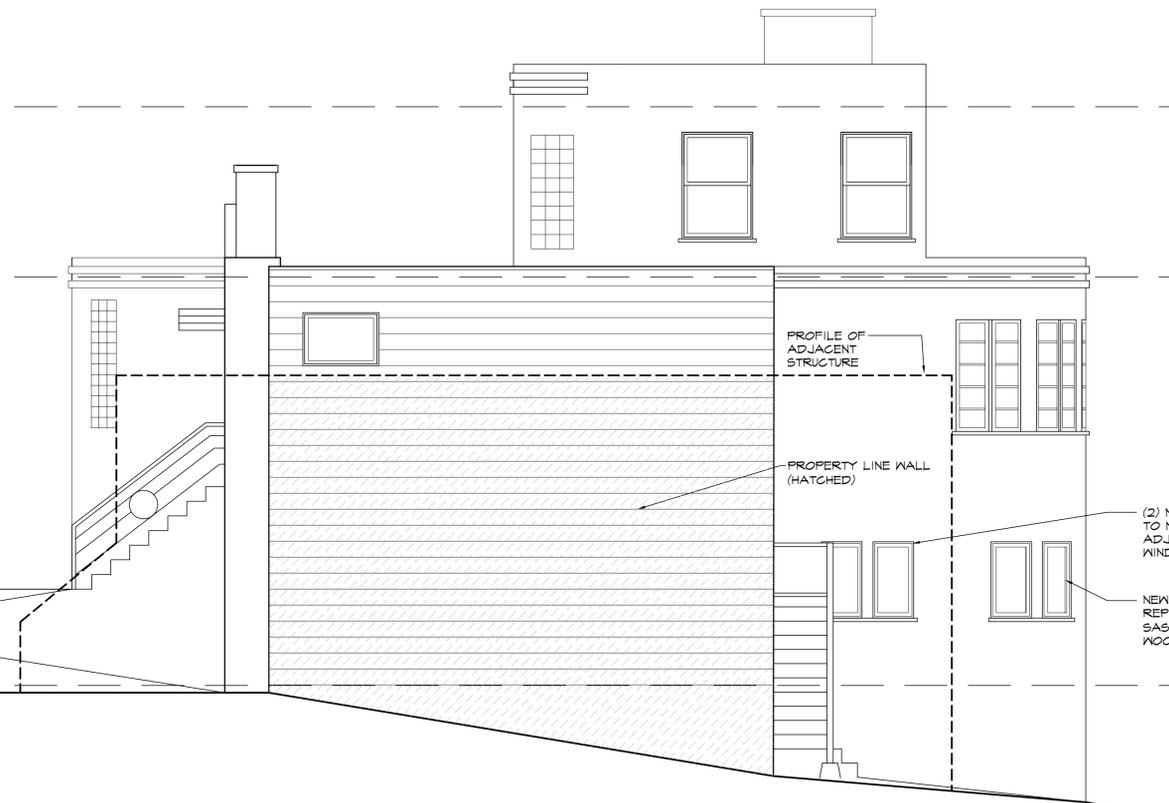
3 West Elevation

1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"



4 East Elevation

1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"

Submittal:
 NEIGHBORH'D. REVIEW 3.11.13
 C.U.P. APPLICATION 4.19.13

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Sheet Title
PROPOSED EXTERIOR ELEVATIONS

Scale 1/4" = 1'-0"
 Project No. 1207
 Date 3.6.13
 Drawn By RB/CB
 Sheet No.

A3.2